

ORDINANCE NO. 2023-01

AN ORDINANCE AMENDING THE CITY OF WALLA WALLA 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP AND AMENDING THE CITY OF WALLA WALLA OFFICIAL ZONING MAP PURSUANT TO THE PROVISIONS OF RCW CHAPTER 36.70A AND TAKING SUCH OTHER ACTION RELATED THERETO

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a non-chartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, the Walla Walla County Board of Commissioners passed County Resolution 90-449 on October 30, 1990 opting into planning activities under the Washington Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2008-25 on November 5, 2008 adopting an updated comprehensive plan for the City of Walla Walla; and

WHEREAS, the City of Walla Walla is required to conduct a periodic review of its comprehensive plan and development regulations every eight years pursuant to Chapter 36.70A RCW and complete the periodic review no later than June 30, 2018; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2018-15 on June, 13, 2018 adopting Walla Walla 2040, Comprehensive Plan Update for the City of Walla Walla; and

WHEREAS, in March 2021, the Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee of the local organization, Community Council, recommended comprehensive plan amendments, through the city's docketing process, relating to affordable housing and specifically manufactured housing. These amendments, File Number CPA-21-0004, were approved by City Council via Ordinance 2021-26 on September 8, 2021; and

WHEREAS, on August 11, 2021, the Walla Walla Regional Housing Action Plan was adopted by City Council via Ordinance 2021-23, which included policy and code change recommendations relating to increased opportunities for the siting of manufactured homes, the preservation of existing manufactured home parks, and strategies for mitigating the displacement of vulnerable residents; and

WHEREAS, on March 23, 2022, the City of Walla Walla passed Ordinance 2022-09, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for the change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla 2040 Comprehensive Plan and the Walla Walla Municipal Code related to mobile/manufactured home parks; and

WHEREAS, at the May 9, 2022 City Council Work Session, the Ad Hoc Committee on Housing presented potential policy recommendations and code change related to the siting of mobile/manufactured homes and manufactured home parks to the City Council for discussion; and

WHEREAS, on November 3, 2022, formal comprehensive plan map, official

zoning map and zoning code text amendments were initiated; and

WHEREAS, the proposed amendments include adding a “Manufactured Home Park Community” as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendments also create a new “Manufactured Home Park Community” (MHP) zoning district to the City of Walla Walla Official Zoning Map. The proposed amendments add development regulations for the MHP zoning district, and

WHEREAS, a combined Notice of Application/ Notice of Public Hearing for the amendments was posted on the City of Walla Walla website, and published in the Union Bulletin on November 8, 2022, at least 14 days prior to the date of the hearing; and

WHEREAS, the combined Notice of Application/ Notice of Public Hearing was mailed to all current residents and landowners of all manufactured/ mobile home parks in the City of Walla Walla on November 8, 2022, which totaled approximately 600 mailings. The Notice of Application/ Notice of Public Hearing was also emailed to those who had previously commented on the topic of manufactured/ mobile home parks, and

WHEREAS, the proposed comprehensive plan land use map amendments and zoning map with zoning code text amendments was transmitted on November 8, 2022, to the Washington State Department of Commerce, Growth Management Services Division, and other state agencies for the 60-day state review period in accordance with RCW 36.70A.106; and

WHEREAS, the environmental impacts of the proposed comprehensive plan map amendments and rezones were considered in accordance with procedures of the State Environmental Policy Act with the issuance of a State Environmental Policy Act (SEPA) Determination of Non-Significance on November 7, 2022; and

WHEREAS, the City of Walla Walla Planning Commission reviewed the proposed Comprehensive Plan land use map and Official zoning map amendments, and proposed development regulations, and conducted a public hearing on December 5, 2022; and

WHEREAS, at the public hearing the City of Walla Walla Planning Commission heard and considered the public testimony and the evidence and exhibits presented to it; and

WHEREAS, the City of Walla Walla Planning Commission thereafter made their recommendation to approve the proposed comprehensive plan land use map and official zoning map amendments of File# CPA-22-0003, ZCA-22-0003; SEP-22-0018; and

WHEREAS, a notice of the public hearing on the matter scheduled for the February 8, 2023 City Council meeting, was published in the Union-Bulletin on January 22, 2023 and provided to persons who requested special notice or provided comments on the proposed amendments, and

WHEREAS, the Walla Walla City Council conducted a duly noticed public hearing on the proposed comprehensive plan land use map amendments, text amendments and rezone requests on February 8, 2023; and

WHEREAS, the Walla Walla City Council has considered the matter during a regularly and duly called public meeting of said Council, has given said matter careful

review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this ordinance.

NOW THEREFORE, the City Council of the City of Walla Walla do ordain as follows:

Section 1: The Walla Walla City Council finds that the amendments hereby adopted conforms to the requirements of Chapter 36.70A of the Revised Code of Washington as evidenced in the staff report to the Planning Commission.

Section 2: The Walla Walla City Council finds that the amendments adopted herein advances state interests identified in Section 36.70A.010 of the Revised Code of Washington and in the policies, goals, and other provisions of the City of Walla Walla Comprehensive Plan, as amended.

Section 3: The Walla Walla City Council finds that the process used to consider and adopt this ordinance satisfies the City's public participation procedures adopted pursuant to Section 36.70A.035 of the Revised Code of Washington.

Section 4: The Walla Walla City Council finds that the Comprehensive Plan map amendments hereby adopted is consistent with the Countywide Planning Policies.

Section 5: The Walla Walla City Council finds that the official zoning map amendments adopted herein are consistent with and implements the City of Walla Walla Comprehensive Plan.

Section 6: The Walla Walla City Council hereby approves and adopts the following described amendments to the Walla Walla Comprehensive Plan Land Use Map and Walla Walla Municipal Code 20.02.050 Official zoning map and as further depicted in the attached Exhibit A and B:

Dalles Military Road near Highway 125 (AP# 360730440015; portion of 360730430013; 360730430012; 360730430011; portion of 360730430009). Amend Comprehensive Plan Land Use Map designation from Residential to Manufactured Home Park Community. Amend Official zoning map district from Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

Plaza Way near Village Way (AP# 360732220048). Amend Comprehensive Plan Land Use Map designation from Residential to Manufactured Home Park Community. Amend Official zoning map district from Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

Jade Street near Rose Street (AP# 360730230021; 360730230024). Amend Comprehensive Plan Land Use Map designation from Residential to Manufactured Home Park Community. Amend Official zoning map district from Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

West Pine Street near Irene Street (AP# 360719320002). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Melrose Street east of Wilbur Avenue (AP# 360715340002). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Link and Melrose Street (AP# 360722210034). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Isaacs Avenue east of Wilbur Avenue (AP# 360722210001). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Isaacs Avenue and Wellington Avenue (AP# 360721140001). Amend Comprehensive Plan Land Use designation from Commercial and Residential to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) and Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

Section 7: If any part of this ordinance is for any reason declared or held to be invalid or unconstitutional by any court or tribunal of competent jurisdiction, such part shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining parts hereof.


Section 8: The City Manager or designee is authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation including preparing and publishing the amendments to the Walla Walla Comprehensive Plan and Municipal Code.

Section 9: This ordinance shall take effect and be in force five days from and after its passage, approval, and publication as provided by law.

Section 10: The Walla Walla City Clerk is directed to publish a copy of a summary and notice of adoption of this ordinance as permitted by section 35A.12.160 of the Revised Code of Washington.

Section 11: Notice is hereby given that any petition requesting Growth Board review of the comprehensive plan map amendment must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

PASSED by the City Council of the City of Walla Walla,
Washington, this 8th day of February 2023.




Mayor

Attest:



City Clerk

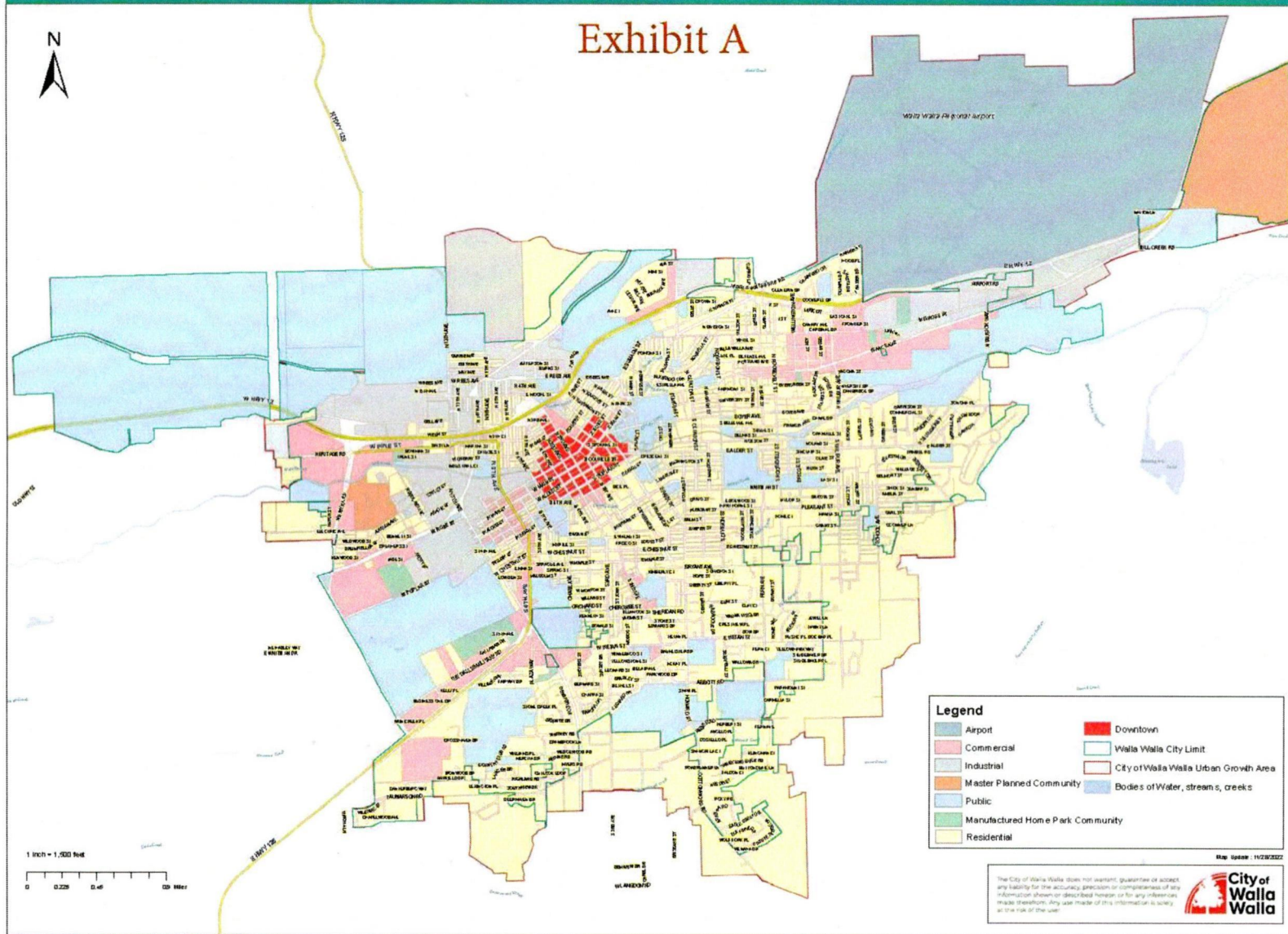
Approved as to form:

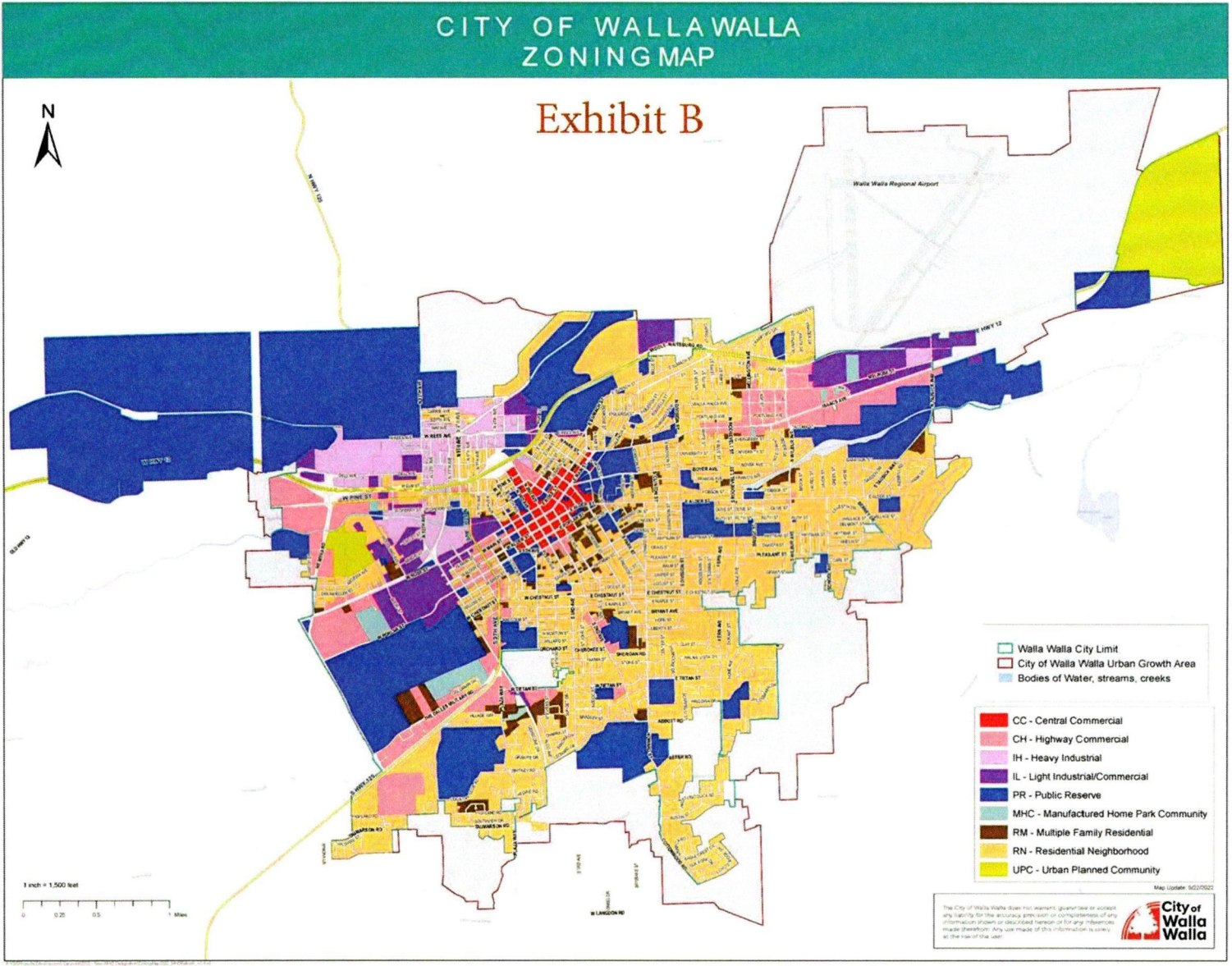


City Attorney

CITY OF WALLA WALLA COMPREHENSIVE PLAN FUTURE LAND USE MAP

Exhibit A





SUMMARY OF ORDINANCE NO. 2023-01

AN ORDINANCE AMENDING THE CITY OF WALLA WALLA 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP AND AMENDING THE CITY OF WALLA WALLA OFFICIAL ZONING MAP PURSUANT TO THE PROVISIONS OF RCW CHAPTER 36.70A AND TAKING SUCH OTHER ACTION RELATED THERETO

The Walla Walla City Council passed Municipal Ordinance 2023-01 at its February 8, 2023 regular meeting which in summary provides as follows.

Section 1: Finds that the amendments adopted by the ordinance conform to the requirements of Chapter 36.70A of the Revised Code of Washington as evidenced in the staff report to the Planning Commission.

Section 2: Finds that the amendments adopted by the ordinance advance state interests identified in Section 36.70A.010 of the Revised Code of Washington and in the policies, goals, and other provisions of the City of Walla Walla Comprehensive Plan, as amended.

Section 3: Finds that the process used to consider and adopt the ordinance satisfies the City's public participation procedures adopted pursuant to Section 36.70A.035 of the Revised Code of Washington.

Section 4: Finds that the Comprehensive Plan map amendments adopted by the ordinance are consistent with the Countywide Planning Policies.

Section 5: Finds that the official zoning map amendments adopted by the ordinance are consistent with and implement the Walla Walla Comprehensive Plan.

Section 6: Approves and adopts amendments to the Walla Walla Comprehensive Plan Land Use Map and amendments to the City of Walla Walla's official zoning map as follows:

Dalles Military Road near Highway 125 (AP# 360730440015; portion of 360730430013; 360730430012; 360730430011; portion of 360730430009). Amend Comprehensive Plan Land Use Map designation from Residential to Manufactured Home Park Community. Amend Official zoning map district from Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

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Link and Melrose Street (AP# 360722210034). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

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Isaacs Avenue and Wellington Avenue (AP# 360721140001). Amend Comprehensive Plan Land Use designation from Commercial and Residential to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) and Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

Section 7: States that if any part of this ordinance is for any reason declared or held to be invalid or unconstitutional by any court or tribunal of competent jurisdiction, such part shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining parts hereof.

Section 8: Provides that the City Manager is authorized to implement such administrative procedures as may be necessary to carry out the directions of this Ordinance.

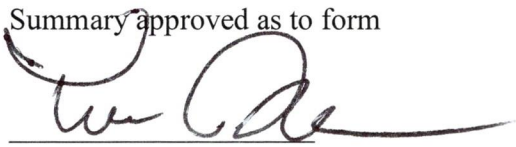
Section 9: Provides that the ordinance takes effect and be in force five dates from and after is passage, approval, and publication.

Section 10: Directs the City Clerk to publish this summary and notice of adoption of this Ordinance.

Section 11: Provides Notice is hereby given that any petition requesting Growth Board review of the comprehensive plan map amendments must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

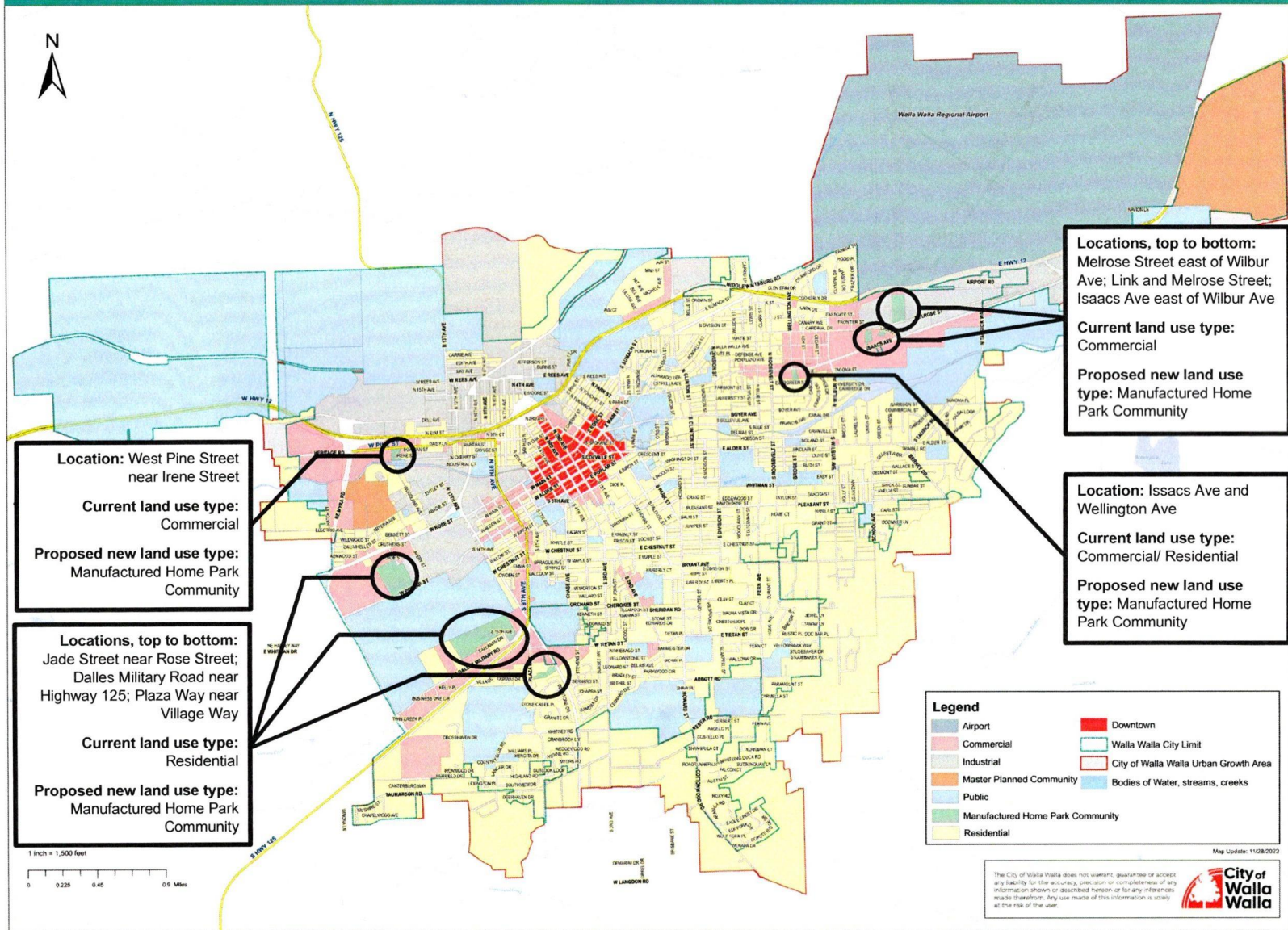
The full text of Municipal Ordinance 2023-01 will be mailed upon request made to the Walla Walla City Clerk at Walla Walla City Hall, 15 N. Third Ave., Walla Walla, WA 99362.

Summary approved as to form

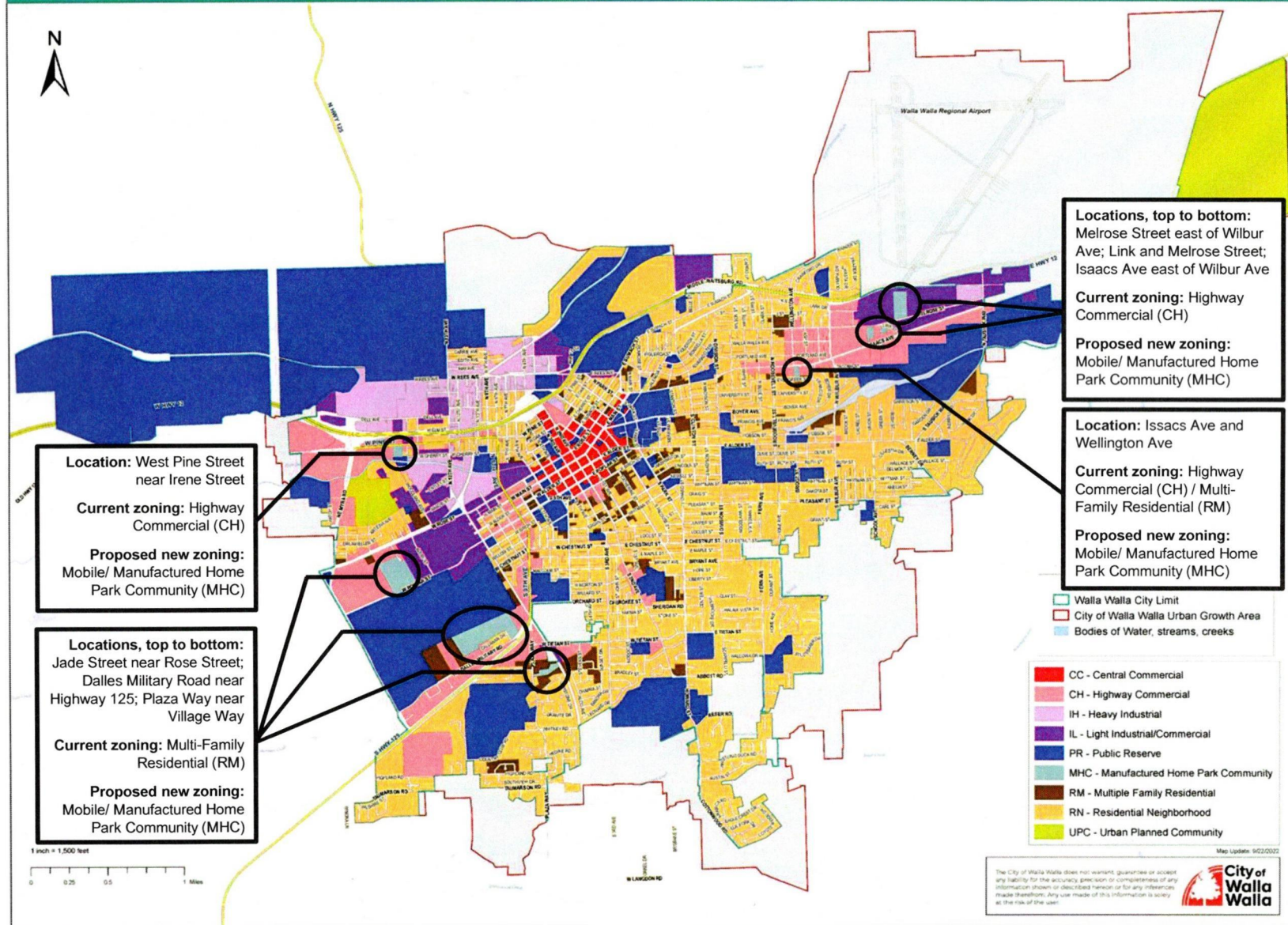
A handwritten signature in black ink, appearing to be "W. A.", written over a horizontal line.

City Attorney

CITY OF WALLA WALLA COMPREHENSIVE PLAN FUTURE LAND USE MAP



CITY OF WALLA WALLA ZONING MAP





ar-4867

Pgs. 45-281

City Council - Regular Meeting

Meeting Date: 02/08/2023

Item Title: Proposed Amendments to the Walla Walla 2040 Comprehensive Plan Map and Zoning Code

Submitted For: Lisa Wasson-Seilo, Development Services Department

Add'l Contributors: Preston Frederickson, Development Services Director

Financial Comments:

N/A

All Contracts:

Not Applicable

Federally funded contracts only:

Not Applicable

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

The Walla Walla City Council passed Ordinance 2022-09 on March 23, 2022, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for the change of use of mobile/ manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla 2040 Comprehensive Plan and the Walla Walla Municipal Code related to mobile/manufactured home parks.

The proposed amendments include adding a "Manufactured Home Park Community" as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new "Mobile/Manufactured Home Park Community" (MHC) zoning district to the City of Walla Walla Official Zoning Map. The proposed zoning code amendments add development regulations for the Mobile/Manufactured Home Park Community zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a Mobile/Manufactured Home Park and the opportunity for qualified tenant organizations to purchase the Mobile/Manufactured Home Park.

The proposed amendments also include revised language to provide clarity, simplicity, and removal of obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in the Neighborhood Residential (RN) zone, as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as primary residences in manufactured home parks.

On December 5, 2022, the Walla Walla Planning Commission conducted a public hearing on

these proposed amendments and recommended approval of the amendments as written.

Two ordinances for Council consideration have been prepared. The first includes the Comprehensive Plan Map and Official Zoning Map amendments. The second includes the Zoning Code Text amendments that effectuate the map amendments.

Information

HISTORY:

March 2021: The Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee of the local organization, Community Council, recommended comprehensive plan amendments, through the city's docketing process, relating to affordable housing and specifically manufactured housing. These amendments, File Number CPA-21-0004, were approved by City Council via Ordinance 2021-26 on September 8, 2021.

August 2021: The Walla Walla Regional Housing Action Plan was adopted by City Council via Ordinance 2021-23, which included policy and code change recommendations relating to increased opportunities for the siting of manufactured homes, the preservation of existing manufactured home parks, and strategies for mitigating the displacement of vulnerable residents.

March 23, 2022: City Council passed Ordinance 2022-09, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla Municipal Code and Walla Walla 2040 Comprehensive Plan related to mobile/manufactured home parks.

May 9, 2022: City Council Work Session, the City Council Ad Hoc Committee on Housing presented policy and code change recommendations on manufactured home and manufactured home park communities to City Council for discussion.

November 2022: The formal comprehensive plan map, official zoning map, and zoning code text amendments were initiated on November 3, 2022. A Notice of Application/ Notice of Public Hearing for the amendments was posted on the City of Walla Walla public notices website on November 8, 2022, and was published in the Union Bulletin on November 8, 2022, as required by WVMC 20.14.065.

The Notice of Application/ Notice of Public Hearing was mailed to all current residents and landowners of all manufactured/ mobile home parks in the City of Walla Walla on November 8, 2022, which totaled approximately 600 mailings. The Notice of Application/ Notice of Public Hearing was also emailed to those who had previously commented on the topic of manufactured/ mobile home parks.

December 5, 2022: Planning Commission held a public hearing and recommended approval of the proposed amendments as written. There were 13 members of the public that spoke during the public hearing, seven (7) of whom were residents of manufactured home parks, three (3) who represented manufactured home park landowners, and two (2) who represented homeowners and residents of manufactured home parks. More detail on the substance of the comments can be found below.

Beau Harer of Manufactured Housing Communities of Washington (MHCW) expressed

general appreciation for the proposed code changes, along with a few recommendations and concerns. Mr. Harer and MHCW would like to see an expansion of undeveloped areas zoned for manufactured home park communities, rather than applying the new manufactured home park community zoning to just existing communities, as is currently proposed. Mr. Harer expressed concerns about the proposed time requirements for the sale of manufactured home parks, noting that they would impose undue restrictions on a potential land sale. Mr. Harer also discussed concerns regarding the ambiguity of some of the proposed code language, particularly the proposed definition of “qualified tenant organization”. Lastly, Mr. Harer recommended adding an exception to the opportunity to purchase requirements for the transfer of a property as part of a settlement of an estate.

Jerry Carlyle, a resident of Golden West Estates Manufactured Home Park, noted that he signed the petition that urged the City to address the concerns of manufactured home communities. Mr. Carlyle expressed overall approval of the new code and appreciation for staff’s work, and recommended the commission forward a vote of approval of the amendments as written to City Council.

Rachel Elfenbein of Community Council’s Affordable Housing Implementation Task Force, expressed general approval of the proposed code amendment and expressed concerns about the impacts of rising rent and utility costs for those on a fixed income. Ms. Elfenbein supports the opportunity for qualified tenant organizations to be included in manufactured home park purchase negotiations, however, she would like non-profit housing organizations to be included in the proposed “opportunity to purchase” code language. Ms. Elfenbein noted that there are funding opportunities available to non-profit organizations and therefore non-profits have more capacity than qualified tenant organizations to keep manufactured home park communities affordable for residents. She urged the Planning Commission to include the following organizations to the “opportunity to purchase” code language: community land trusts, local governments, local housing authorities, federally recognized Indian tribes in Washington, and other non-profit housing assistance entities.

Staff note: The last sentiment was echoed by other written public comments, leading staff to add the definition of “eligible organization” to the proposed code language, which includes the above list of organizations.

Jo Records, a resident of Golden West Estates Manufactured Home Park, expressed approval and appreciation of the proposed code amendments. She noted that to many older adults, manufactured home park communities offer a desirable option for maintaining independence and aging in place, and is more affordable than assisted living, nursing homes, and other housing options. Ms. Records echoed Ms. Elfenbein’s support to expand the proposed “opportunity to purchase” code language to include non-profit organizations.

Ishbel Dickens, of western Washington, has extensive experience working for and with manufactured homeowner associations, and currently volunteers for the Association of Manufactured Homeowners. She expressed general support for the proposed code amendments. Ms. Dickens felt that the relocation plan should require manufactured home park community owners to provide a list to their residents of realistic alternative housing options, in the event their community were to be sold and closed. She supported including non-profit organizations to the list of proposed “opportunity to purchase” code language.

Dorothy Knudson, a resident of Rancho Villa Manufactured Home Park, noted via the Zoom chat that she echoed Ms. Elfenbein’s, Ms. Records, and Ms. Dickens’ sentiments. Ms.

Knudson thanked the City Council, Mayor, and Planning Commission for their work and expressed excitement and support for the zoning changes.

Sandra, a resident of Lynnwood Manor Manufactured Home Park, asked if the new code would protect her and other residents of Lynnwood Manor manufactured home park community from changes imposed by the new owners, specifically recent rent increases. She expressed concern about the rent increases and noted that many residents in Lynnwood Manor are on fixed incomes.

Jan Leonard, a resident of Golden West Estates Manufactured Home Park, was appreciative of the proposed code amendments and agreed with Ms. Elfenbein's request to expand the "opportunity to purchase" code language to include non-profit organizations.

Ross Rongar, of Bothell, WA and representative of manufactured home park owners in Walla Walla, considers the proposed code amendment as "unconstitutional" and a "taking". Mr. Rongar discussed Rancho Villa's efforts to expand the number of spaces or lots. Mr. Rongar felt that manufactured home park owners are not responsible for providing low-income housing in Walla Walla, considered the current rent at Rancho Villa as affordable, and noted that most local manufactured home park owners are families and not big corporations.

Shelly Peters, noted via the Zoom chat that she is grateful for the work involved in these code amendments, and added that manufactured home park residents have purchased their homes and are just paying rent on the land, unlike typical renters.

Beau Harer of Manufactured Housing Communities of Washington, cautioned against "spot zoning" existing manufactured home parks to a manufactured home park community zoning. He suggested that if this re-zoning were to be approved, that the codes, regulations, and standards that were in place when a given manufactured home park was constructed should stay in place. Mr. Harer also suggested that the City consider property tax breaks for manufactured home park landowners in exchange for minimal space rent increases.

Deborah Backous, a resident of Rancho Villa Manufactured Home Park, thanked the City for their work on these zoning changes. Ms. Backous also disputed Mr. Rongar's statement regarding the cost of rent at Rancho Villa and noted that her rent will soon be increased to \$415 per month.

Ross Rongar, of Bothell, WA and representative of manufactured home park owners in Walla Walla, asked if the county assessor will make considerations for manufactured home park landowners when the proposed zoning changes will impact the property value of these communities. Mr. Rongar also noted that the value of the homes in manufactured home parks are inflated because the rents are dramatically low.

Jan Leonard, a resident of Golden West Estates Manufactured Home Park, noted that the discussion of manufactured home parks' rent being low in comparison to other housing types is irrelevant; rather, the increase of the rent over time is what is significant. Ms. Leonard also reiterated that if the park landowner wanted to sell, the park residents should have the opportunity to purchase if they want to.

Grant Coomer, a resident of Rancho Villa Manufactured Home Park, refuted the statement that Rancho Villa is owned by a family, and asserted that it is instead owned by a lawyer from Portland, Oregon, who owns many similar manufactured home park properties.

Ishbel Dickens, of western Washington, noted that Lynnwood, WA provided an opportunity for manufactured home parks to receive a property tax break in exchange for declining rezoning to a manufactured home park specific zoning district, and none of the eligible parks accepted this opportunity.

Following the closing of the public hearing, the Planning Commission debated and discussed the content of the amendments, particularly which land uses should be permitted in the new manufactured home park community zoning district. At the encouragement of staff, the planning commission looked closely at the land uses that would be allowed within the Manufactured Home Community zone. There was discussion about whether the land use of Library should be conditionally allowed within the Manufactured Home Community Zone as they similarly are conditionally allowed in the Neighborhood Residential and Multi-Family Residential zones.

The Planning Commission also discussed the proposed Notice of Sale, opportunity to purchase language of section 20.184.120 and if there was a better way to draft this section. Staff stated that the proposed language was closely aligned with Second Sub. H.B. 1100, 67th Wash. Legis. (2022) considered by, but failed to pass by the Washington legislature in 2022. Similar language was adopted in 2022 by the City of Bellingham. Staff urged caution in crafting its own language out of concern of moving too far from this previously proposed and vetted language. Based on testimony provided and discussion regarding proposed zoning code language at the Planning Commission meeting, City Attorney Tim Donaldson prepared a memo for Council's consideration on this subject, which is attached to this agenda bill.

After a thorough discussion, the Planning Commission ultimately voted to recommend approval of the amendments as presented without changes. However, staff continues to encourage the City Council to carefully consider what land uses should be outright permitted or conditionally permitted with the proposed manufactured home community zone.

POLICY ISSUES:

The proposed amendments make policy changes that are supported by the Comprehensive Plan goals and policies listed below, the policies of the adopted Regional Housing Action Plan, and the policy recommendations made by the City Council Ad Hoc Committee on Housing. The proposed amendments also include revised language to improve clarity and usability and removal of obsolete terms.

PLAN COMPLIANCE:

COMPREHENSIVE PLAN:

Land Use Policy 1.5: Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

Land Use Goal 3: There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of

diverse socio-economic status, household type, and age.

Housing Policy 1.1: Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Housing Policy 1.3: Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.

Housing Policy 1.7: Allow manufactured housing and accessory dwelling units in single family residential areas.

Housing Policy 1.9: Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.

ALTERNATIVES:

Suggest modifications to the proposed amendments to the Walla Walla 2040 Comprehensive Plan Map, amendments to the Official Zoning Map, or amendments to the Zoning Code.

STAFF RECOMMENDATION:

City Council to conduct a public hearing and consider all public testimony, evidence, and exhibits presented to it. Staff recommends that the City Council approve the proposed amendments to the Comprehensive Plan Future Land Use Map, Official Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Park Communities.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Ord 2023-01

Ord 2023-02

Proposed Comprehensive Plan Future Land Use Map

Proposed Zoning Map

Proposed Zoning Code Language

20230125 Donaldson Memo

Manufactured Home Park Communities PowerPoint Presentation

Manufactured Home Park Communities Planning Commission Staff Report

Manufactured Home Park Communities Planning Commission Packet
